

June 20, 2020 General Meeting Minutes of Diamond Peaks at Leisure World One and Two HOA

President Schepergerdes called the virtual meeting to order at 10.08

Fifteen members of the HOA were in virtual attendance.

President Schepergerdes commented on the state of the HOA

Many members are building homes and upgrading on their lots.
Actions by Dennis Erikson and Steve Probst were singled out as evidence of cooperation among members.
Our website has many useful options for members including forms for submitting building plans.
Dogs running loose are a problem.
A member had a recent break-in near Lolah and Redcone.

Treasurer's Report

Denny Buckman gave a full report on our financial activity for the year.

Highlights include:

Accounts receivable are up mostly due to one delinquent member.
Our savings account is up as a result of increased payments into our Reserve fund to meet future road and water system's needs.
Snow removal costs have risen.
Member Jerry Jansen asked about a recent small claims suit against the HOA by past-member Greg Williams for \$2400. We will ask for a hearing on this suit.

Reserve Fund

President Schepergerdes explained that we have \$169,000 in our savings account that has been and will continue to be augmented by a \$75 yearly increase in dues for three years up to a total of \$1025. At that point the Reserve fund will hold 70% of the money needed for expected road resurfacing and water system maintenance.
We will use money from this fund for those repairs rather than having to make special assessments.

Roads

We chip-sealed our roads in 2017. That should defer major road repair until 2024.

Driveway paving can occur only when the asphalt batching plant on the Crescent Cut-off opens up.

Members should try to coordinate their paving plans with other members to reduce the paver's mobilization fees.

Vic Russell in La Pine and Knife River in Bend are possible asphalt providers. Brian Furlong praised Viewcrest Company for their plowing performance this past winter.

Water

President Schepergerdes gave effusive praise to our current water operator, David Crider, for his loyalty, institutional knowledge, and responsiveness. The Board is actively looking for a future water system operator for when David Crider decides to retire. Delta Operations is currently a chief candidate for our and Summit's systems.

The addition of air relief valves has eliminated the problem of air bubbles in our water.

We have conducted an extensive search for possible leaks in our system and repaired them when found.

We have mapped all of the four HOA's water systems and will sell the maps to the other systems.

We have an app on our website to apply for water service.

We will install a water filter on our main supply line to protect our pump and give us more accurate readings.

We have installed new hardware and soft wear at our reservoir to monitor reservoir levels that will eliminate the old problem of the float freezing and giving false readings.

Board Elections

Secretary, Bob Bumstead, reported that all of the 17 members who responded our request for the election of a new Board member, voted for Keith Dodge. The required quorum minimum having been exceeded, Keith has been elected to the Board to replace Denny Buckman. Board members voiced strong gratitude for Denny's excellent four years of service.

Future Plans

We will continue to build our reserve fund.

With our updated contact information the Board will continue to update members on matters of interest.

We post minutes of meetings on the HOA website as well as the times and locations of future meetings which members are invited to attend.

After the covid 19 crisis passes, we could plan for a member barbeque.

The virtual HOA general meeting was adjourned at 12:08

